



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: May 9, 2016
SUBJECT: Certificate of Appropriateness for exterior alteration at 106 George Street

ISSUE

Shawn Phillips requests a Certificate of Appropriateness to paint a mural on the northeast corner of the Spencer Devon Brewery building.

RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Materials – Masonry (pg. 104)

Leave masonry unpainted, as a general rule, if it has not been painted previously.

Clean dirty masonry prior to painting with a low-pressure water wash. Avoid sandblasting, high-pressure water, or caustic solutions, as these will damage bricks.

Prime and paint with an appropriate masonry primer and masonry paint system.

BACKGROUND

The property at 106 George Street is an addition to the c.1940 Colonial Revival-style commercial structure at 825-829 Caroline Street, which is a contributing structure in the Historic District. This long, flat-roofed, brick and concrete block addition extends off the rear, east-facing elevation of the building fronting Caroline Street. Brick veneer covers the north-facing, west-facing, and part of the south-facing elevations. The remainder of the south-facing elevation is constructed of concrete block. The City's 2006 architectural survey does not provide a specific date of construction for this addition, but the construction details indicate that it was most likely constructed in the mid-twentieth century. Past COA applications date this building to 1955, though the source of this date is unclear.

The District guidelines generally recommend avoiding the painting of traditionally unpainted brick. The applicant proposes to have a mural painted on the northeast corner of the mid-century addition, with painted areas on the north-facing and east-facing elevations meeting at the corner. The painted area on each wall is approximately eighteen feet tall by twenty-five feet wide. Mid-century brick is typically a much harder and more durable brick than older historic bricks, so it is likely that this treatment can be reversed. The applicant has provided a sample showing the reversibility of the painted treatment. The proposed mural area is located on secondary building elevations, which have limited or no visibility when

viewing the primary elevation fronting Caroline Street. Staff finds that the proposed mural meets the guidelines and will not have an adverse impact on the historic character of the structure or the District.

APPROVAL CRITERIA

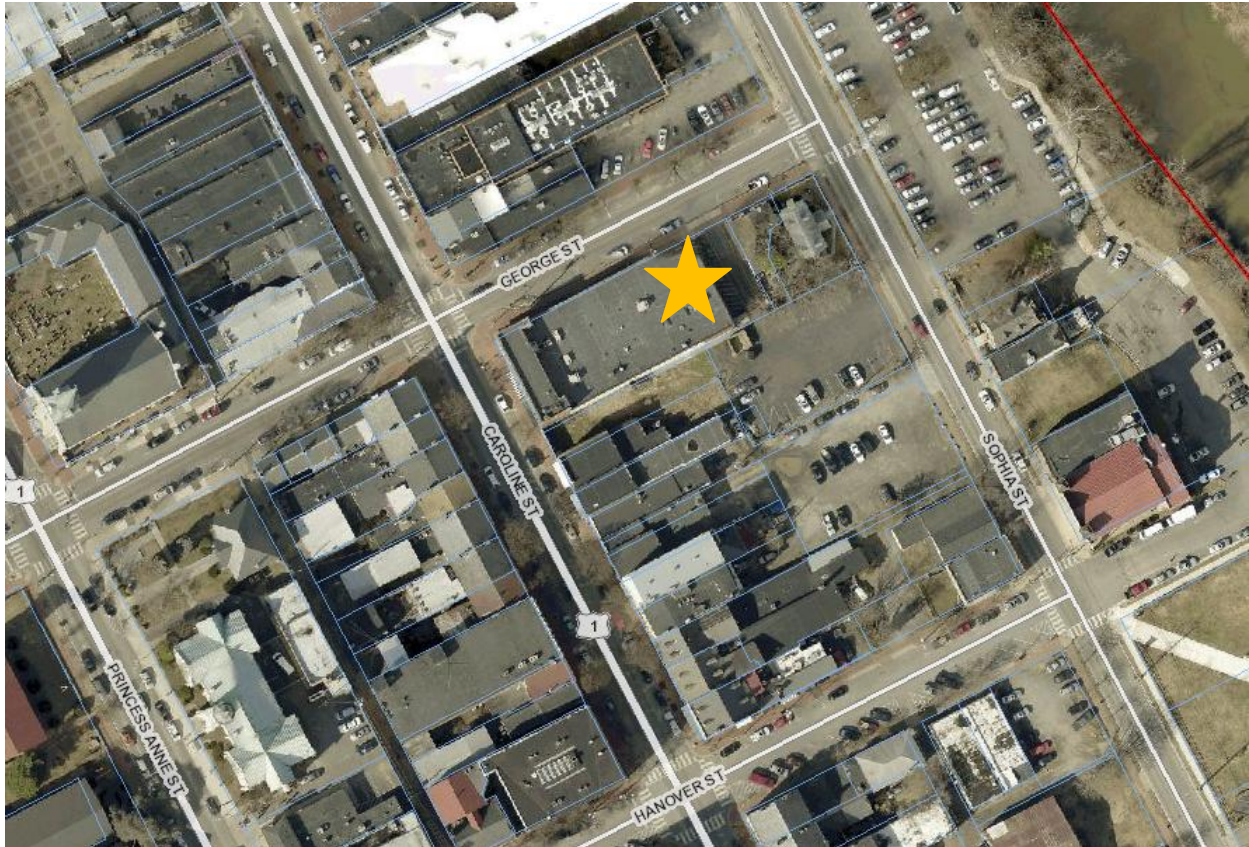
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

| S | D | NA | S – satisfies D – does not satisfy NA – not applicable |
|----------|----------|-----------|---|
| | | X | (1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes. |
| X | | | (2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible. |
| X | | | (3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged. |
| X | | | (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. |
| X | | | (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity. |
| X | | | (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. |
| | | X | (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. |
| | | X | (8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project. |

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| X | | | (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. |
| X | | | (10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. |

Attachments:

1. Aerial photograph showing property location
2. Mural location and design
3. Detail, mural design
4. Paint removal example



AERIAL



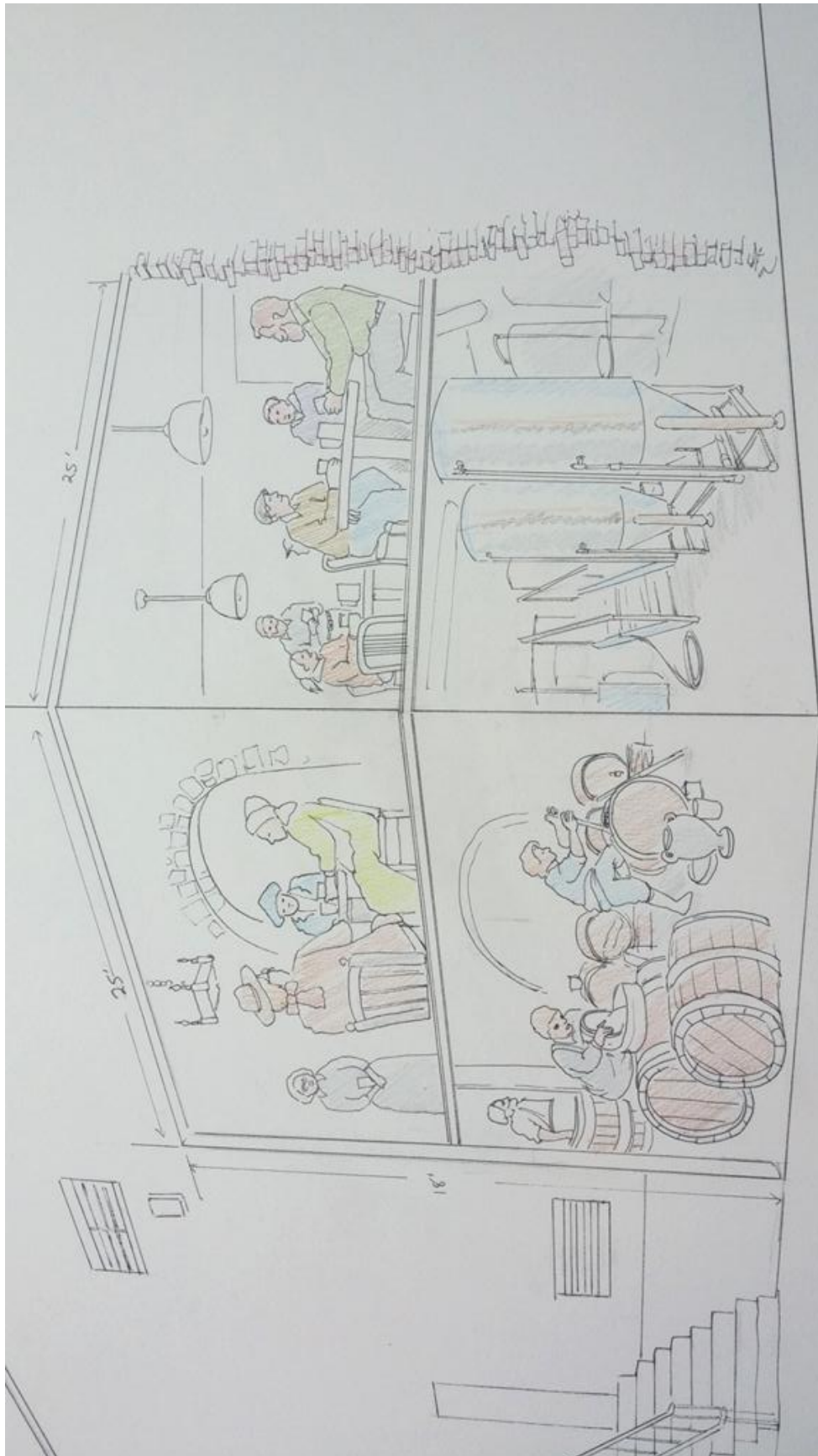
NORTH/ GEORGE STREET ELEVATION



Proposed Mural Location,
View looking southwest from George Street



Mural design by Bill Harris





Painting allowed to cure, then removed from brick face by artist.



Sample brick painted by artist.